

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: February 12, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Thursday, February 12, 2004 with a **Limited Business Meeting** to follow in the
Aldermanic Chambers, third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify Planning Dept.)

A. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing. A motion would be in order to accept the applications.

I. Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

1. S-02-2004 Property located at 4381 Brown Avenue, an application to subdivide property to create one (1) single family building lot – GAP Mountain Development, LLC for Joseph Gardner
Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004
2. S-04-2004 Property located on South Beech Street and Bradley Street, an application to subdivide property to create a 6.3 acre tract (existing cemetery) and a 12.6 acre tract – Roman Catholic Bishop of Manchester
Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004
3. S-06-2004 Property located on South Commercial Street, an application to subdivide property to create four (4) parcels for development, parcel for public street right-of-way and public access easements – TF Moran, Inc. for Manchester Downtown Visions, LLC
Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004
4. SP-01-2004 PD-01-2004 Property located on South Commercial Street, an application to create a planned development, and for site plan approval for the construction of 120 garden apartment units, 45 townhouse dwellings, and 12,000 sq. ft. of retail space – TF Moran, Inc. for Chinburg Builders, Inc.

Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004

5. SP-26-2003 Property located at Bell Street, an application to create a planned development,
 and PD-16-2003 for site plan approval for the construction of two (2), two (2) story multi-family
 handicapped accessible buildings containing 36 dwelling units, with on-site
 parking – Valley Vista, LLC
Public Hearing Held: 12/04/2003
Public Hearing Continued: 01/08/2004, 2/12/2004
Extended Deadline: 03/11/2004
6. SP-28-2003 Property located at 1250 South Willow Street, an application to expand a planned
 PD-18-2003 development and for site plan approval for the construction of a 9,400 sq. ft.
 automotive sales and 7,400 sq. ft. service building (Gerald J. Montembeault, d.b.a.
 Dobles Hummer Dealership)
Public Hearing: 01/08/2004 (Postponed)
Public Hearing Continued: 02/12/2004
Deadline for Action: 04/08/2004
7. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned
 development by the construction of two (2) buildings containing a total of ten (10)
 townhouse dwellings – Richard E. Fradette for NHHM, LLC
Public Hearing: 02/12/2004
Deadline for Action: 04/08/2004
8. CU-30-2003 Property located at 17 Riverfront Drive, an application for a conditional use
 permit to allow construction within the regulated floodway of the Merrimack
 River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Spectrum
 Investment Group
Public Hearing: 02/12/2004
Deadline for Action: 04/08/2004
9. CU-2-2004 Property located on South Commercial Street, an application for a conditional use
 permit to allow construction of two (2) multi-family buildings with dwelling units
 on the first floor, and containing approximately 120 dwelling units – TF Moran,
 Inc. for Chinburg Builders, Inc.
Public Hearing: 02/12/2004
Deadline for Action: 04/08/2004

B. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

10. S-02-2004 Property located at 4381 Brown Avenue, an application to subdivide property
 to create one (1) single family building lot – GAP Mountain Development, LLC
 for Joseph Gardner

Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004 [Recommendation Enclosed]

11. S-04-2004 Property located on South Beech Street and Bradley Street, an application to subdivide property to create a 6.3 acre tract (existing cemetery) and a 12.6 acre tract – Roman Catholic Bishop of Manchester
Public Hearing: 2/12/2004
Deadline for Action: 04/08/2004 [Recommendation Enclosed]
12. SP-22-2003 PD-13-2003 Property located at 845 Mammoth Road, an application for approval to create a planned development, and for site plan approval for the construction of a ten (10) unit multi-family building on a lot containing four (4) dwelling units – Fourth Street Realty, Inc. Co.
Public Hearing Held: 10/09/2003, 11/06/03, 12/18/03
Deadline for Action: 01/21/2004 [Recommendation Enclosed]
13. SP-23-2003 CU-20-2003 Property located at 2233 North River Road, an application for site plan approval and conditional use permit for the construction of a 10,648 sq. ft. chabad/synagogue – 2233 North River Road, LLC
Public Hearing Held: 01/08/2004
Deadline for Action: 03/11/2004 [Recommendation Enclosed]
14. SP-27-2003 CU-29-2003 Property located at 394 Second Street, an application for site plan approval for the conversion of an existing industrial building to 15,000 sq. ft. of retail space, and renovations to create 33 apartments in the upper three floors, and conditional use permit to reduce parking – Families in Transition (Estate of John L. Jacobs)
Public Hearing Held: 01/08/2004
Deadline for Action: 03/11/2004 [Recommendation Enclosed]
15. PD-17-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three (3) buildings containing a total of nine (9) dwelling units – 721 Mammoth Road, LLC
Public Hearing Held: 01/08/2004
Deadline for Action: 03/11/2004 [Recommendation Enclosed]

II. Other Business Items:

16. Traffic calming on Jobin Drive. [See Letter Attached]

III. Such Other Items as Board Members may wish to introduce.